

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2105/OF1
2.	<b>Proposed Development:</b>	PROPOSED FIRST FLOOR EXTENSION FOR BEDROOM
3.	<b>Location:</b>	62 BRAKESIDE GARDENS, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to 62 Brakeside Gardens, an end of terraced property located on an existing housing estate within Whitehaven.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the erection of a first floor side extension above the previously approved single-storey side extension to provide an additional bedroom. The extension will project up to the property's northern boundary and it will be 7.5 metres in depth. As the boundary is not parallel to the existing property, it will project 1.76 metres from the front elevation and 4.65 metres from the rear elevation. It will have a hipped roof with an overall height of 7.2 metres and an eaves height of 5 metres to match the existing property. It has been designed to include a window on the</p>

front elevation and a window on the rear elevation. The side elevation will be blank. The extension will be finished with render, roof tiles and the white UPVC windows to match the existing property.

#### **RELEVANT PLANNING APPLICATION HISTORY**

Planning Permission has previously been granted for a single-storey side extension (ref: 4/20/2084/0F1).

#### **CONSULTATION RESPONSES**

Whitehaven Town Council – No comments received.

##### Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties - No objections have been received as a result of this consultation process.

#### **PLANNING POLICIES**

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

##### **Development Plan**

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

##### Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

##### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

##### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

##### Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Preferred Options Consultation which ended on 30 November 2020. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which

themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

## **ASSESSMENT**

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity.

### Principle of Development

The proposed application relates to a residential dwelling within an existing housing estate within Whitehaven and it will provide an additional bedroom on the first floor. Policy DM18 supports extensions to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18 and the NPPF guidance.

### Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18 seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed extension will be modest in scale and appropriate for its use. Concerns were originally raised regarding the proposed flat roof design and amendments were sought. The amended design with a hipped roof is considered to respect the character and appearance of the existing property and the surrounding properties. In addition, the proposed materials will match the existing property and this will therefore reduce the impact on the street scene.

On this basis, the proposal is considered to comply with Policies DM10 and DM18(A) of the Local Plan and the NPPF guidance.

### Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

Overlooking and overshadowing issues were considered, although no concerns were raised as a result of the neighbour consultation process. The proposal will not include windows on the side elevation and therefore the design is considered to mitigate overlooking issues.

In addition, due to the siting in the side garden and the significant separation distance with the closest residential property, it is considered that the proposal will not cause a significant loss of light or dominance on the neighbouring property.

On this basis, the proposed is considered to comply with Policy DM18 and the NPPF guidance.

### Planning Balance and Conclusion

	The proposed extension is of an appropriate design and would not have any significantly detrimental impact on the amenities of the adjoining properties. It represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.
8.	<b>Recommendation:</b> Approve (commence within 3 years)
9.	<b>Conditions:</b> <ol style="list-style-type: none"> <li> The development hereby permitted must commence before the expiration of three years from the date of this permission.   Reason   To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. </li> <li> This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -   Location Plan, scale 1:1250, drawing reference 21-01012 Rev 02, received 15<sup>th</sup> March 2021;  Site Plan, scale 1:200, drawing reference 219-01011 Rev 02, received 15<sup>th</sup> March 2021;  Existing Ground Floor Plan, scale 1:50, drawing reference 219-01001 Rev 01, received 15<sup>th</sup> March 2021;  Existing First Floor Plan, scale 1:50, drawing reference 219-01002 Rev 01, received 15<sup>th</sup> March 2021;  Proposed First Floor, scale 1:50, drawing reference 219-04003 Rev 01, received 15<sup>th</sup> March 2021;  Proposed Elevations, scale 1:100, drawing reference 219-05002 Rev 03, received 19<sup>th</sup> May 2021;  Proposed Roof Plan, scale 1:50, drawing reference 219-04004 Rev 02, received 19<sup>th</sup> May 2021.   Reason   To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004. </li> </ol> <p><b>Informative</b></p> <p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be</p>

reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

**Case Officer: C. Unsworth**

**Date : 21/05/2021**

**Authorising Officer: N.J. Hayhurst**

**Date : 27/05/2021**

**Dedicated responses to:- N/A**